



6/5 Northfield Square,
NORTHFIELD | EDINBURGH | EH8 7PJ


warners
solicitors & estate agents



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Set on a quiet street in the heart of sought-after Northfield, moments from excellent amenities, quick transport links and the vast open green spaces located at Northfield square as well as Holyrood park, Figgate park and the sandy beaches in Portobello. Boasting gas central heating, double glazing, free on street parking and private and communal gardens this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge with feature fireplace and access through to the fitted kitchen. There are three well-proportioned rear facing bedrooms (one with built-in storage) and the flat is completed by a stylish bathroom with shower over bath.

- Top floor spacious apartment on quiet street
- Close to excellent amenities and transport links
- Portobello beach, Figgate Park and Arthurs' seat on your doorstep
- Welcoming hallway
- Bright lounge
- Fitted kitchen
- Three ample sized bedrooms
- Views of Firth of Forth
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing
- Private and communal gardens

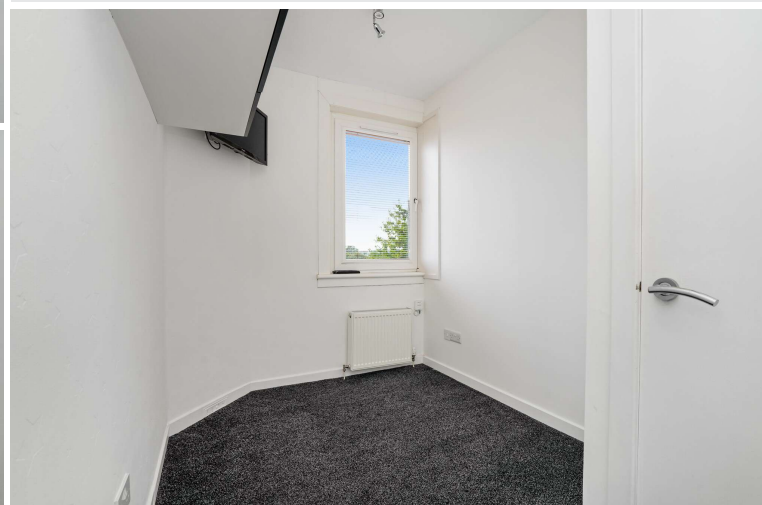
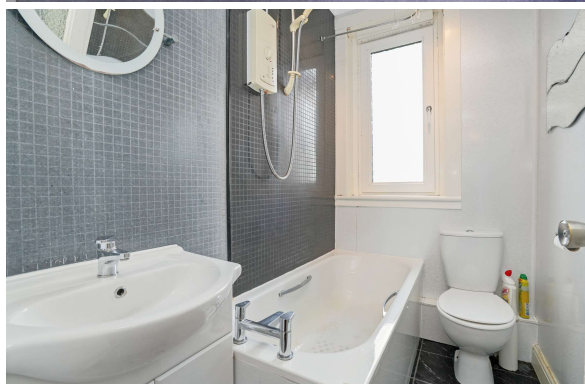
All curtains, blinds, oven, hob, fridge/freezer, washing machine and wall mounted TV included in sale. EPC Rating C.

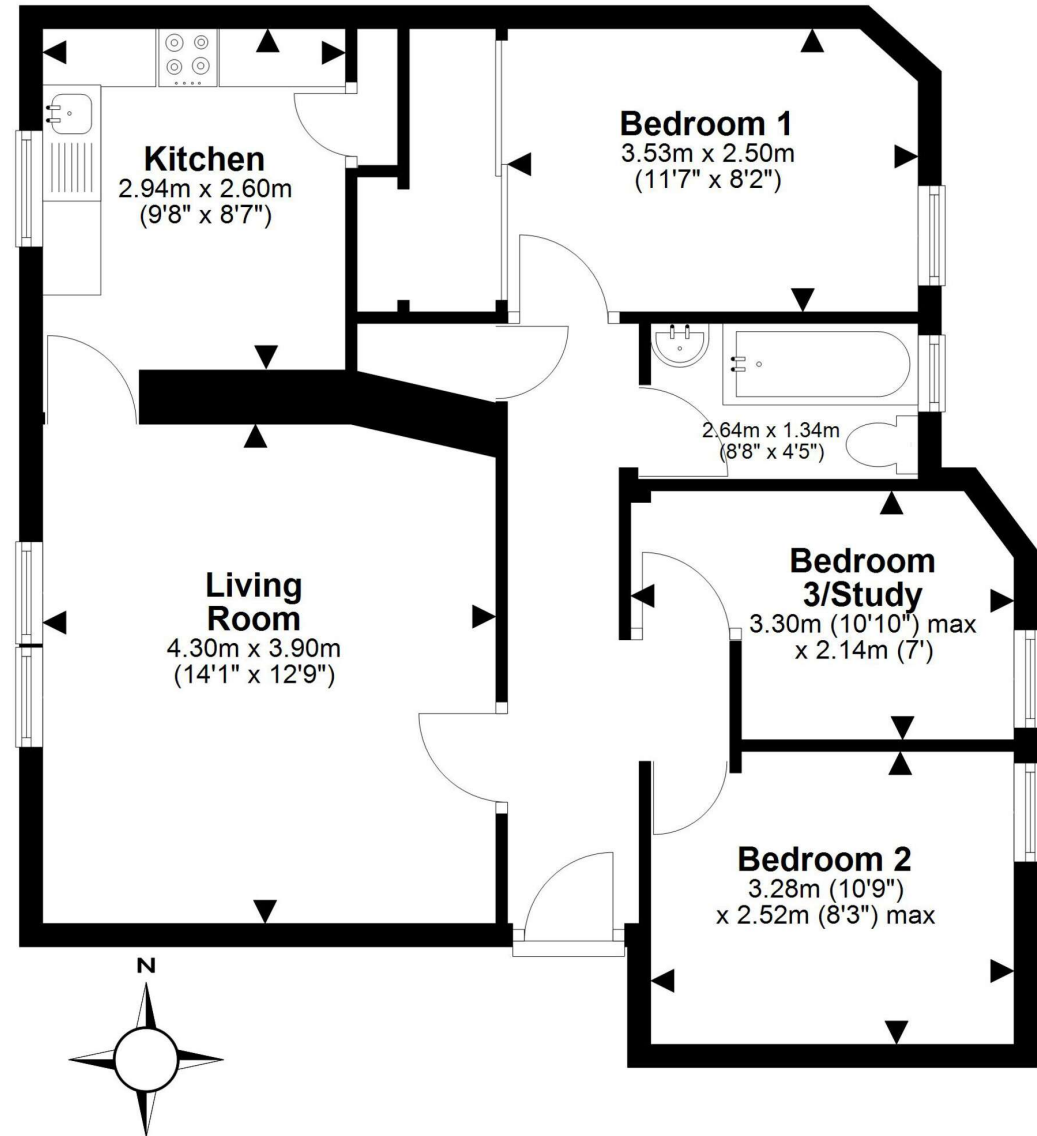
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



There are no factoring charges associated with this property.

The popular Northfield area of Edinburgh lies to the east of the city centre. There's an excellent range of shopping outlets in the vicinity, including a Morrisons Superstore on Portobello Road. Further shops, banks and postal services can be found at Jock's Lodge, Meadowbank and Portobello, all locations being easily accessible, as is the Meadowbank Retail Park. For the sports conscious the revamped Meadowbank Sports Centre is now open and offers sports halls, fitness studios and gym and squash courts in addition to the athletics stadium. Pleasant walks can be had within nearby Holyrood Park, with a choice superb golf courses conveniently close including Craighentilly and Duddingston. An efficient public transport network operates to most parts of the town and surrounding areas and the city bypass and main motorway networks are also within easy reach.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.